



Order Filed on December 13, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

GILLMAN, BRUTON & CAPONE, LLC
Justin M. Gillman, Esq.
770 Amboy Avenue
Edison, NJ 08837
Telephone: (732) 661-1664
Fax: (732) 661-1707
Email: ecf@gbclawgroup.com
Attorneys for Debtor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In re:

Kelvin P. Nelson, Sr.

Debtor(s)

Chapter 13

Case No. 21-16918

Hearing Date: January 6, 2022

Judge: VFP

**CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION OF
COMMUNITY HILLS CONDOMINIUM ASSOCIATION, INC.**

The relief set forth on the following pages, numbers two (2) through three (3) is
hereby ORDERED.

DATED: December 13, 2021

A handwritten signature in black ink, appearing to read "Vincent F. Papalia", is written over a horizontal line.
Honorable Vincent F. Papalia
United States Bankruptcy Judge

In re: Kelvin P. Nelson, Sr.
Case No. 21-16918-VFP

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION OF
COMMUNITY HILLS CONDOMINIUM ASSOCIATION, INC.

THIS MATTER, having come before the Court by Kelvin P. Nelson, Sr. (the “Debtor”) Modified Chapter 13 Plan (ECF No. 22); and Community Hills Condominium Association, Inc. (the “Association”) having filed an Objection to Confirmation (ECF No. 17); and Debtor, represented by Gillman, Bruton & Capone, LLC, Justin M. Gillman, Esq. appearing, and the Association, represented by Stacey R. Patterson, Esq., Ansell, Grimm & Aaron, appearing; and the parties having agreed to an amicable resolution of this matter; and for good cause shown;

IT IS ORDERED AS FOLLOWS:

1. That the secured Proof of Claim of the Association (Claim No. 2) in the amount of \$22,038.63 shall be paid in full through the Plan.
2. That the Debtor shall pay post-petition monthly assessments as they come due going forward to the Association. Debtor acknowledges that the monthly post-petition assessment payment is subject to change.
3. That all liens of the Association on the Debtor’s Property shall be released and discharged upon completion of the Plan and Discharge provided all amounts are paid in full pursuant to the Association’s secured claim.
4. That the execution of this Consent Order resolves the Objection to Confirmation of the Plan filed by the Association.

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In re: Kelvin P. Nelson, Sr.
Case No. 21-16918-VFP

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION OF
COMMUNITY HILLS CONDOMINIUM ASSOCIATION, INC.

CONSENTED TO AS TO FORM, CONTENT AND ENTRY:

GILLMAN, BRUTON & CAPONE, LLC
Attorney for Debtor

ANSELL GRIMM & AARON
Attorney for Creditor

By: /s/ Justin M. Gillman
Justin M. Gillman, Esq.

By: /s/ Stacey R. Patterson
Stacey R. Patterson, Esq.

Dated: 12/10/2021

Dated: 12/10/2021

In re:
Kelvin Paul Nelson, Sr.
Debtor

Case No. 21-16918-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Dec 13, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 15, 2021:

Recip ID	Recipient Name and Address
db	+ Kelvin Paul Nelson, Sr., 63 Martha Court, Newark, NJ 07103-3389

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 15, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 13, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor The Bank of New York Mellon dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Jill Manzo	on behalf of Creditor Select Portfolio Servicing Inc., as servicer for The Bank of New York Mellon bankruptcy@fskslaw.com
Justin M Gillman	on behalf of Debtor Kelvin Paul Nelson Sr. ecf@gbclawgroup.com, R47252@notify.bestcase.com,e4eaf5f23@maildrop.clio.com;jgillman@ecf.courtdrive.com
Marie-Ann Greenberg	magecf@magtrustee.com
Stacey R. Patterson	on behalf of Creditor Community Hills Condominium Association Inc. srp@ansellgrimm.com
U.S. Trustee	

District/off: 0312-2

User: admin

Page 2 of 2

Date Rcvd: Dec 13, 2021

Form ID: pdf903

Total Noticed: 1

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6